

15

MEMORANDUM

November 26, 1969

TO: Boston Redevelopment Authority
FROM: John D. Warner, Director
SUBJECT: BOARD OF APPEAL REFERRALS

1508
11/26

Re: Petition No. Z-1679
Eastern Associated Properties Corporation
180-212 Boylston Street & 18-52
Park Square, Boston

Petitioner seeks three variances to erect a 30 story office building in a General Business (B-10) District. The proposal would violate the code as follows:

	<u>Reqd.</u>	<u>Prop.</u>
Sect. 15-1. Floor area ratio is excessive.	12.0	20.57
Sect. 21-1. Setback of parapet is insufficient.		
	north 21.75 ft.	0
	south 40.25 ft.	0
	east 12.50 ft.	4 ft.
	west 35.25 ft.	0
Sect. 24-1. Off-street loading is insufficient.	7 spaces	4 spaces

The property, bounded generally by Park Square, Boylston Street and Providence Street, would contain 33,223 square feet of land. The proposed 30-story office building would enhance the area with a wide plaza and a pedestrian walkway. The design of the structure was carefully worked out with the Planning & Design staffs of the Authority. It is designed to conform to the Central Business Plan for the Park Square Area. The petitioner would provide four 12x30 foot loading bays. To eliminate loading and unloading at ground level, an elevator would convey trucks from street level to loading berths located in the basement. The basement loading area would be equipped with a turntable capable of turning a fully loaded truck into a position from which the truck would be backed without sharp turns into loading bays. The staff recommends the following proviso: that the truck elevator be rotated approximately 30° to the northwest to place it on a radial off the circular turntable so that trucks can back into the elevator in the basement and thus drive out onto the street; and that the loading dock next to the elevator be rotated at an angle of approximately 20° to the north to place it on a radial also.

VOTED: That in connection with Petition No. Z-1679, brought by Eastern Associated Properties Corporation, 180-212 Boylston Street and 18-52 Park Square, Boston, for variances of excessive floor area ratio, insufficient setback of parapet and off-street loading to erect a 30 story office building in a General Business (B-10) District the Boston Redevelopment Authority recommends approval with the following provisos: that the truck elevator be rotated approximately 30° to the northwest to place it on a radial off the circular turntable so that trucks can back into the elevator in the basement and thus drive out onto the street; and that the loading dock next to the elevator be rotated at an angle of approximately 20° to the north to place it on a radial also.



Re: Petition No. Z-1680
Mary A. Taylor
56 Chestnut Hill Av., Brighton

Petitioner seeks a Forbidden Use Permit and eight variances to erect a two story and basement office building in a Residential (R-.8) District. The proposal would violate the code as follows:

		<u>Reqd.</u>	<u>Prop.</u>
Sect. 10-1.	Parking not allowed in front yard nor within five feet of side lot line.		
Sect. 14-1.	Lot area is insufficient	5000 sf	3802 sf
Sect. 14-2.	Lot area for additional unit is insufficient.	1500 sf/u	0
Sect. 15-1.	Floor area ratio is excessive.	0.8	1.2
Sect. 18-1.	Front yard is insufficient (Chestnut Hill Av.)	25 ft.	1 ft.
Sect. 18-4.	Front yard is insufficient (Eulita Ter.)	25 ft.	15 ft.
Sect. 20-1.	Rear yard is insufficient.	40 ft.	2 ft.
Sect. 23-4.	Off-street parking is insufficient	9 spaces	7 spaces

The property, located on Chestnut Hill Avenue at the intersection of Eulita Terrace, contains 3802 square feet of vacant land. The multiple violations reflect the unreasonable use of this small area of land for a commercial structure. The residential character of this two and three family neighborhood should be preserved. The petitioner does not indicate on the plan where the proposed parking facilities would be located. Recommend denial.

VOTED: That in connection with Petition No. Z-1680, brought by Mary A. Taylor, 56 Chestnut Hill Avenue, Brighton, for a Forbidden Use Permit and variances of parking not allowed in front yard nor within five feet of side lot line, insufficient lot area, lot area for additional unit, front yards, rear yard, off-street parking, and excessive floor area ratio to erect a two-story and basement office building in a Residential (R-.8) District, the Boston Redevelopment Authority recommends denial. The multiple violations reflect the unreasonable use of this small area of land for a commercial structure. The residential character of this two and three family neighborhood should be preserved. The petitioner does not indicate on the plan where the proposed parking facilities would be located.



Z-1680
CHESTNUT HILL AVE.
(BRI.)

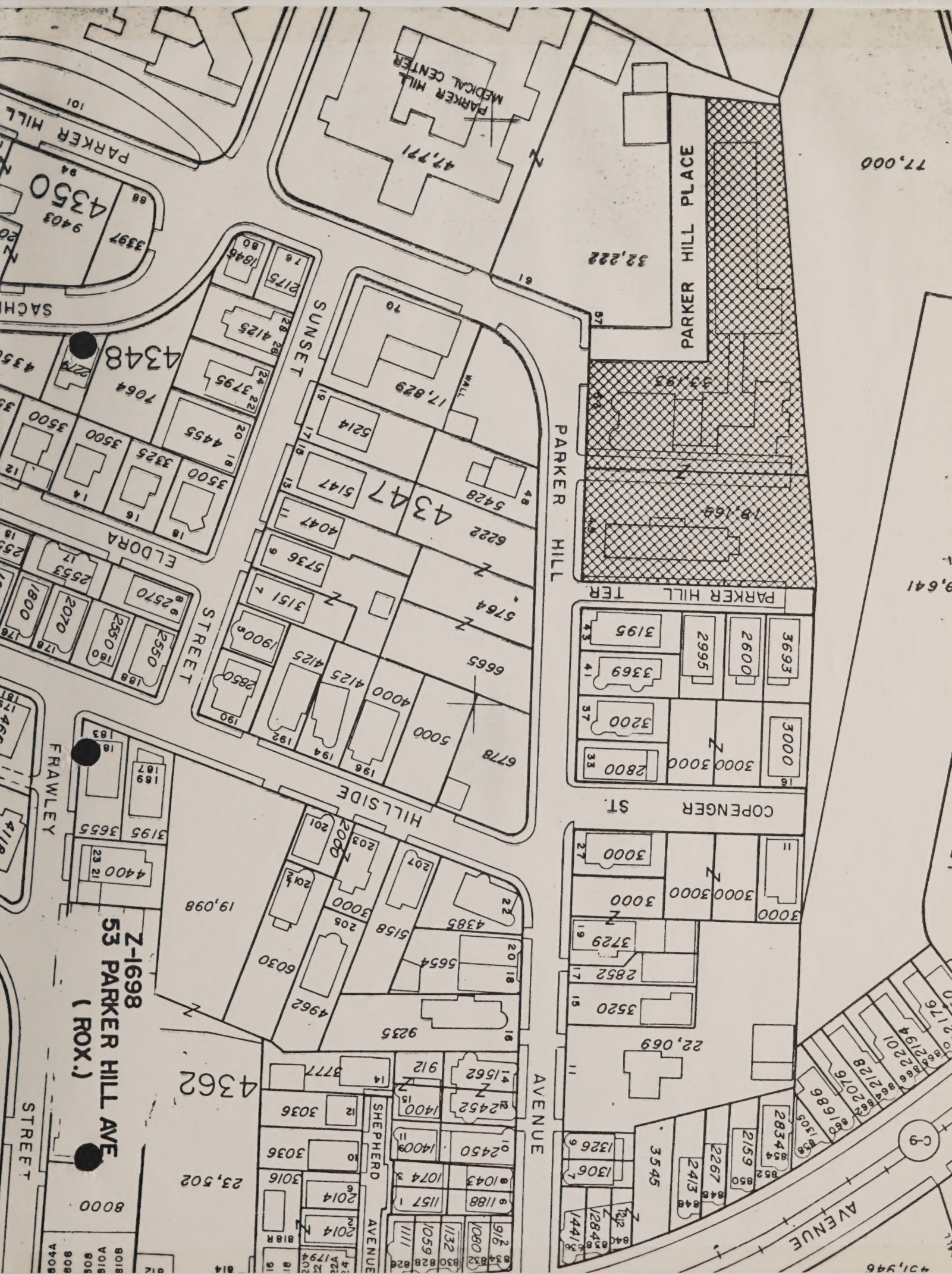
Re: Petition No. Z-1698
Parker Hill Medical Center
(Mass. Womens Hospital)
53 Parker Hill Avenue, Roxbury

Petitioner seeks four variances to erect a four story addition to a hospital in an apartment (H-1) district. The proposal would violate the code as follows:

		<u>Req'd.</u>	<u>Proposed</u>
Section 14-2	Lot area for additional unit is insufficient	1000 sf/u	904 sf/u
Section 15-1	Floor area ratio is excessive	1.0	1.29
Section 20-1	Rear yard is insufficient	30 ft.	4 ft.
Section 23-3	Off street parking is insufficient	60 spaces	

The property is located on Parker Hill Avenue near the intersection of Huntington Avenue and adjacent to the New England Baptist Hospital. The proposed masonry extension would replace an outmoded frame structure and would increase the patient capacity of the hospital from 55 to 115. There is no objection to the use. However, the staff is of the opinion that the petitioner should submit to the Authority, a comprehensive development plan indicating parking, building growth, and relationship to the adjacent residential neighborhood. Recommend denial as submitted.

VOTED: That in connection with Petition No. Z-1698, brought by Parker Hill Medical Center (Mass. Womens Hospital) for variances because of (a) insufficient lot area for additional unit, (b) rear yard, (c) off street parking, and (d) excessive floor area ratio, and to erect a four story addition to a hospital in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial as submitted. There is no objection to the use. However, the Authority recommends that the petitioner submit a comprehensive development plan to the Authority indicating parking, building growth and relationship to the adjacent residential neighborhood.



77,000

9,641

431,946

PARKER HILL PLACE

PARKER HILL

PARKER HILL TER.

COPENGER ST.

AVENUE

AVENUE

SUNSET

STREET

HILLSIDE

SHEPHERD AVENUE

FRAWLEY

STREET

53 PARKER HILL AVE
(ROX.)

4362

23,502

Z-1698

PARKER HILL

SACH

ELDORA

PARKER HILL
MEDICAL CENTER